

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF  
CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

March 12, 2015

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, March 18<sup>th</sup>, 2015 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Kristin Russell  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Director, HEDC File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of March 10, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
  
8. Section 31 Review pursuant to NJSA 40:55D-31 for NJCU Business School at One Harborside Plaza.  
**Recommended.**
  
9. Case: Section 31 Review  
Applicant: Hudson County, Roberti Yannazzo, AIA, county Chief Architect  
Attorney: Hugh A. McGuire, III, Esq  
Review Planner: Matt Ward  
Address: 567 Pavonia Ave.  
Block: 09606 Lot: 36  
Zone: Journal Square 2060 - Zone 3 Commercial Center  
Description: Ground floor additions and redesign of building entrance and parking area.  
**Recommended.**
  
10. Review and discussion of a Master Plan Reexamination Report. Formal action may be taken  
**Approved and recommended to City Council for Adoption.**
  
11. Review and discussion of Amendments to the Jersey City Master Plan regarding the Historic Preservation Element. Formal action may be taken.  
**Approved and recommended to City Council for Adoption.**
  
12. Review of an application to designate the West Bergen-East Lincoln Park Historic District a Municipal Landmark District, based on the information found in the *West Bergen-East Lincoln Park Historic District Designation Report*. (Rough boundaries of the district include Lincoln Park and West Side Avenue to the west, Harrison Avenue to the south, Bergen Avenue to the east, and Fairmount Avenue to the north, back along Kennedy Boulevard, thence to West Side Avenue via Kensington Avenue.) Formal action may be taken.  
**Recommended to City Council for Adoption.**
  
13. Case: P04-132 Administrative Amendment to Prelim/Final Site Plan with Deviations  
Applicant: Noel Sanchez  
Attorney: pro se  
Review Planner: Kristin Russell  
Address: 119-121 Monticello  
Block: 1929 Lot: 34 & 36  
Zone: Monticello Ave Redevelopment Plan  
Description: Originally approved January 11, 2005. Changes to store arrangement, façade glazing, and floor-to-ceiling height.  
**Decision: Approved.**
  
14. Case: P14-016.1 Site Plan Amendment  
Applicant: Onyx Equities, LLC  
Attorney: Nevins McCann  
Review Planner: Jeff Wenger  
Address: 30 Montgomery Street  
Block: 11605 Lot: 1  
Zone: Paulus Hook Redevelopment Plan  
Description: New design for sidewalk landscaping and traffic calming.  
**Decision: Approved with conditions.**
  
15. Case: P15-004 Minor Site Plan  
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless  
Attorney: Frank Ferraro, Esq.  
Review Planner: Matt Ward  
Address: 500 Baldwin Ave.  
Block: 5802 Lot: 46  
Zone: R-1 Residential  
Description: Installation of Cellular Telephone Antennas.  
**Decision: Approved with condition.**
  
16. Case: P15-003 Preliminary and Final Site Plan with deviations  
Applicant: 190 Academy, LLC  
Attorney: Charles Harrington  
Review Planner: Jeff Wenger  
Address: 184-190 Academy Street  
Block: 12301 Lot: 11-14  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Construction of new 6 story, 122 unit, residential building.  
Deviations: Building height, ground floor-to-ceiling height, number of 3 bedroom units  
Decision: Approved

17. Case: P15-006 Preliminary and Final Site Plan with deviation  
Applicant: Journal Square Lofts Urban Renewal, LLC  
Attorney: James McCann  
Review Planner: Jeff Wenger  
Address: 2851-53 Kennedy Blvd.  
Block: 10601 Lot: 49  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Renovation of existing mostly vacant 6 story building into 40 residential units.  
Deviation: Required outdoor recreation area.  
**Carried to March 24, 2015 Regular Meeting**
18. Review and discussion of amendments to the Land Development Ordinance to the R-3 zone. Changes will allow new construction on corner lots to include ground floor retail. **Recommended to City Council for Adoption.**
19. Review and discussion of amendments to the Land Development Ordinance and Chapter 296 of the City Code. Changes will identify a procedure for naming new streets and affirm that all street naming is solely within the jurisdiction of Municipal Council. **Recommended to City council for Adoption.**
20. Review and discussion of amendments to the Land Development Ordinance. Changes will put a limit on rooftop exception spaces. **Recommended to City Council for Adoption.**
21. Review and discussion of amendments to the Village Redevelopment Plan. Changes will allow townhouses. **Recommended to City council for adoption.**
22. Case: P15-010 Minor Site Plan  
Applicant: LT Realty Co. LLC % JP Morgan Asset Mgt  
Attorney: Neil Zimmerman, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 33 Hudson Street  
Block: 14504 Lot: 1  
Zone: Colgate Redevelopment Plan  
Description: Construction of a conforming identification sign for the residential building entrance canopy and lighting around the entry door. The Board will also be shown a minor change in the paver size of the entry Porte-cochère.  
**Carried to March 24<sup>th</sup>, 2015 regular meeting.**
23. Case: P13-084.1 Preliminary and Final Site Plan Amendment Phase 1; and Preliminary Site Plan Amendment Phase 2  
Applicant: LHN Owner Urban Renewal LLC  
Attorney: James C. McCann, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 155 Luis Munoz Marin Boulevard  
Block: 15901 Lot: 17, Sub Condo Units 1.2 and 1.3  
Zone: Liberty Harbor North Redevelopment Plan  
Description: Removal of the underground parking spaces to remove 107 spaces in phase 1 and 123 over both phases. Reduce the retail space by a small margin, 125 sq.ft. in phase 1 and 73 sq.ft. overall. Change the bedroom mix, sky lounge configuration and building material.  
Deviation: The parking deviation is being reduced to 5 spaces over the maximum allowable number for phase 1 but conforming for phase 2.  
**Decision: Approved with conditions.**
24. Case: P14-036 Minor Subdivision with Deviations  
Applicant: Village Green Estates LLC  
Attorney: Marjorie Mocco  
Review Planner: Kristin Russell  
Address: 249 Newark Ave./322 First St.  
Block: 11110 Lot: 6, 7, 8, 9, 10  
Zone: Village Redevelopment Plan  
Description: Subdivision and consolidation of 5 lots into two new lots  
Deviations: lot depth (both lots), lot area, rear yard, expansion of a non-conforming structure  
**Carried to March 24, 2015**
25. Case: P14-048 Preliminary & Final Major Site Plan with Deviations  
Applicant: Village Green Estates LLC  
Attorney: Marjorie Mocco  
Review Planner: Kristin Russell  
Address: 239-249 Newark Ave.  
Block: 11110 Lot: 6, 7, 8, 9, 10  
Zone: Village Redevelopment Plan  
Description: New 5-story mixed use building with 54 residential units above 4,144 sf of ground floor retail and 13 garaged parking spaces  
Deviations: Rear yard, glazing, parking  
**Carried to March 24, 2015**

- 26.. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P14-061 submitted by Levin Mgmt. Corp. ( 2 Garfield Ave aka 30 Garfield Ave.)..
  2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P15-003 submitted by 190 Academy, LLC ( 184-190 Academy St.).
  3. Resolution of the Planning Board Approving amendments to the LDO regarding definitions.
  4. Resolution of the Planning Board of the City of Jersey City Approving amendments to the LDO regarding various administrative revisions , addition of self-storage uses to various zones and the addition of parking to the PI Zone)
  5. Resolution of the Planning Boardof the City of Jersey City Approving amendments to the Montgomery Street Redevelopment Plan.
  - 6 .Resolution of the Planning Boardof the City of Jersey City Approving amendments to the LDO regarding the Zoning Board of Adjustment.
  7. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Liberty Harbor Redevelopment Plan.
  8. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P14-070 submitted by GS FC Jersey City PEP, LLC (430 Marin Blvd.-former Pep Boys Site).
27. Executive Session, as needed, to discuss litigation, personnel or other matters
28. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD